

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Sacramento County Consortium

State: CA

PJ's Total HOME Allocation Received: \$56,803,783

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	95.04 %	91.11 %	16	91.92 %	82		77
% of Funds Disbursed	88.12 %	82.09 %	18	82.65 %	80		71
Leveraging Ratio for Rental Activities	8.38	5.72	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	66.84 %	73.27 %	54	81.09 %	11		14
% of Completed CHDO Disbursements to All CHDO Reservations***	46.40 %	62.86 %	61	68.72 %	22		16
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.01 %	77.58 %	44	79.93 %	51		44
% of 0-30% AMI Renters to All Renters***	42.13 %	40.22 %	41	44.94 %	38		43
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.95 %	92.30 %	45	94.87 %	49		42
Overall Ranking:			In State:	42 / 92	Nationally:		29 33
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,346	\$32,812		\$25,717	1,023	Units	35.10 %
Homebuyer Unit	\$5,623	\$20,065		\$14,669	1,847	Units	63.30 %
Homeowner-Rehab Unit	\$33,324	\$26,734		\$20,391	47	Units	1.60 %
TBRA Unit	\$0	\$2,804		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,323	\$114,851	\$33,886
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	50.8	55.4	61.7	0.0	Single/Non-Elderly:	27.3	14.7	21.3	0.0
Black/African American:	22.2	8.1	25.5	0.0	Elderly:	20.8	1.4	29.8	0.0
Asian:	2.0	0.4	0.0	0.0	Related/Single Parent:	27.9	21.8	25.5	0.0
American Indian/Alaska Native:	6.7	0.8	0.0	0.0	Related/Two Parent:	16.4	48.5	17.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	2.1	0.0	Other:	7.6	13.6	6.4	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	2.1	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	1.1	0.1	0.0	0.0					
Asian/Pacific Islander:	7.9	6.4	4.3	0.0					
ETHNICITY:									
Hispanic	9.1	28.3	4.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.2	13.9	42.6	0.0	Section 8:	13.9	0.1 [#]		
2 Persons:	25.0	14.5	23.4	0.0	HOME TBRA:	6.4			
3 Persons:	16.3	20.7	6.4	0.0	Other:	5.8			
4 Persons:	12.3	20.6	8.5	0.0	No Assistance:	74.0			
5 Persons:	5.6	12.6	12.8	0.0					
6 Persons:	2.4	7.6	6.4	0.0					
7 Persons:	1.4	4.5	0.0	0.0					
8 or more Persons:	0.9	5.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			256	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento County Consortium

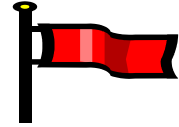
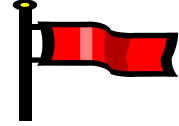
State: CA

Group Rank: 29
(Percentile)

State Rank: 42 / 92 PJs

Overall Rank: 33
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	66.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	46.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	97.95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.75	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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